

Source: City of Morgan Hill (2010).



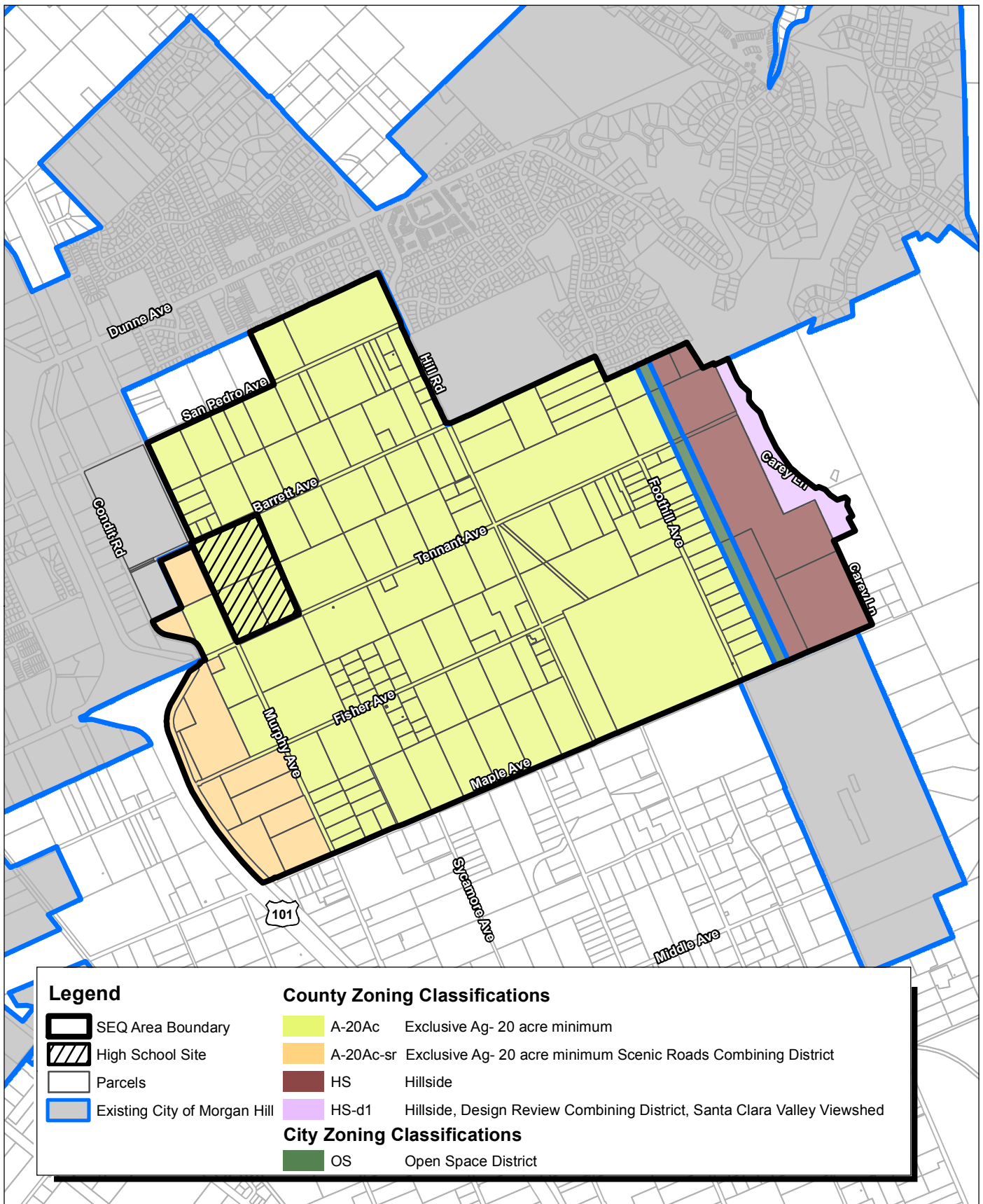
Michael Brandman Associates

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Exhibit 2-6 Existing County General Plan Land Use Designations

CITY OF MORGAN HILL
CITYWIDE AGRICULTURE PRESERVATION PROGRAM AND SOUTHEAST QUADRANT LAND USE PLAN
ENVIRONMENTAL IMPACT REPORT



Source: City of Morgan Hill (2010), County of Santa Clara Planning and Development Department (2011).

High School Site

Physical Conditions

The High School site is generally flat and primarily contains agricultural uses. Three single-family residences are also located on the site, as well as an orchard, field crops, and associated agricultural buildings. No gas distribution or transmission lines are located on the site except for underground pipelines used only to supply natural gas to the existing residences.

The High School site is mapped as containing 37.52 acres of “Prime Farmland” and 1.11 acres of “Farmland of Statewide Importance.” Both designations falls under the “Important Farmland” umbrella as classified by the California Department of Conservation Farmland Mapping and Monitoring Program. The High School project site is not encumbered by Williamson Act contracts.

Existing Land Use and Zoning Designations

The Santa Clara County General Plan designates the High School site Agriculture Medium Scale, which requires a minimum parcel area of no less than 20 acres, and it allows agriculture, ancillary agricultural uses, and land uses necessary to directly support local agriculture. The designation also allows other uses that are compatible with agriculture that “clearly enhance the long term viability” of local agriculture and agricultural lands. The County of Santa Clara Zoning Atlas designates the High School site zoning as Exclusive Agriculture (A-20). The existing County General Plan land use and zoning designations are shown on Exhibit 2-6 and Exhibit 2-7, respectively.

The Morgan Hill General Plan designates the High School site as Rural County. The High School site is currently outside of Morgan Hill city limits; therefore, there is currently no city zoning designation for the High School site.

2.1.3 - Surrounding Land Uses

Photographs of the surrounding land uses for both the SEQ Area and High School are shown in Exhibit 2-8a through Exhibit 2-8d.

SEQ Area

The SEQ Area is bounded on the west by Highway 101, Condit Road, and Murphy Avenue (Exhibit 2-4). Properties west of Murphy Avenue (north of Barrett Avenue) and Condit Road lie within the City of Morgan Hill. Existing land uses primarily include hotels, recreational vehicle and motorcycle sales, and the City of Morgan Hill Outdoor Sports Center and Aquatics Center. Further to the south, properties west of Highway 101 are generally unincorporated and contain undeveloped lands, commercial land uses, and rural residential land uses similar to the SEQ Area.

The northern boundary of the SEQ Area is adjacent to the existing Morgan Hill city limits and San Pedro Avenue. Adjacent land uses to the north within the city limits are primarily residential with some undeveloped, residential-designated land. The City’s Outdoor Sport Center is also located to

Project Description

the north at the western portion of the SEQ Area. North of San Pedro Avenue in the unincorporated County are agricultural uses, a winery, and a single-family subdivision.

Carey Avenue, a rural road, generally forms the eastern boundary of the project site, and lies at the undeveloped foothills of the Mount Hamilton Range. Land uses east of Carey Avenue consist primarily of open space and few rural residences.

Maple Avenue forms the southern boundary of the project area. Primary land uses south of the roadway include agricultural and rural residential uses. The Institute Golf Course also lies south of Maple Avenue.

High School Site

Murphy Avenue forms the western boundary of the project site, and agriculture and orchards lie to the west of the roadway. Farther to the west is the Morgan Hill Aquatics Center. Highway 101 is located 0.3 mile west of the project boundary, with the northbound on-ramp located approximately 0.2 mile from the project site.

Barrett Avenue forms the northern boundary of the site. Land uses north of Barrett Avenue include a few rural residences and agricultural land.

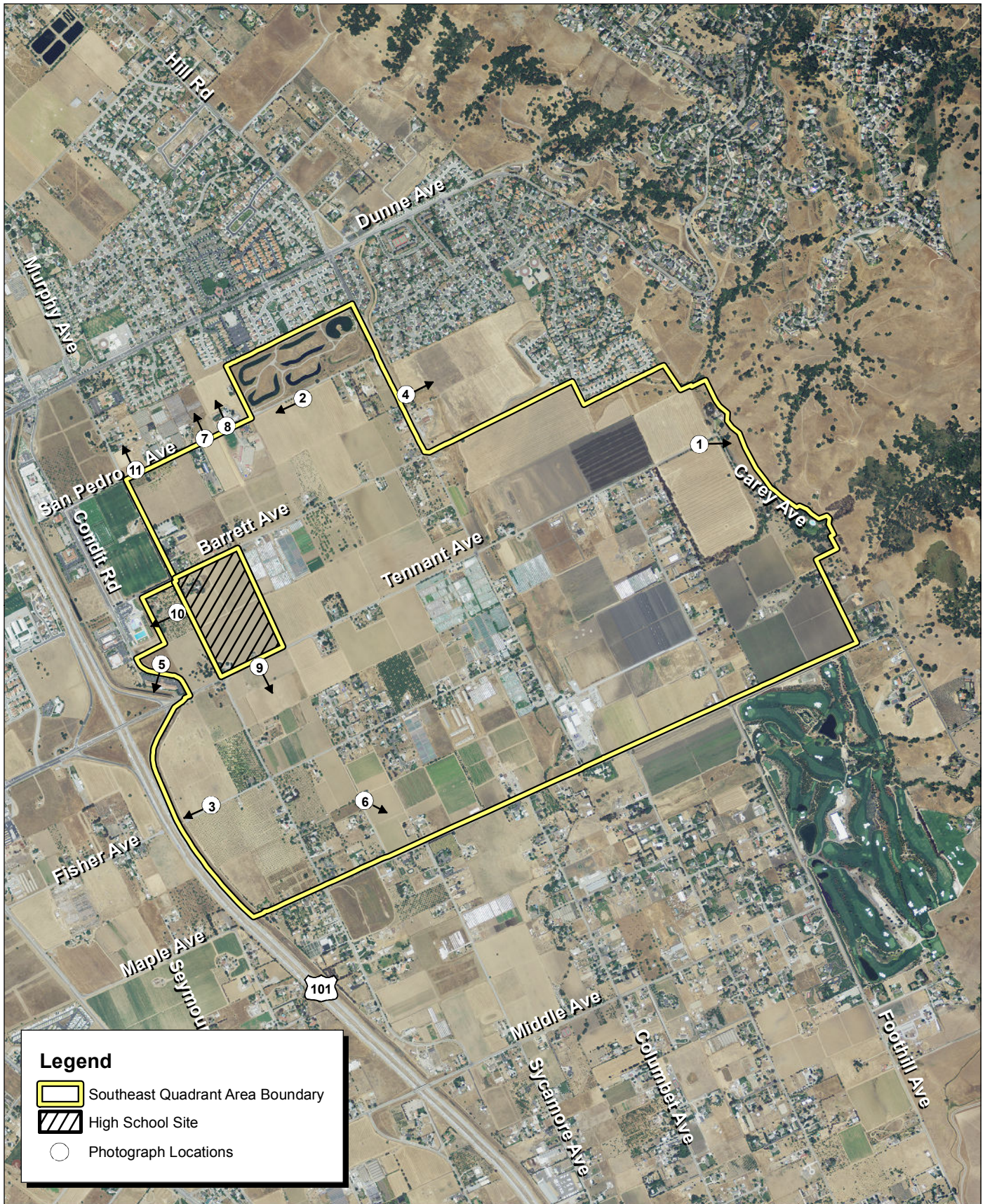
Lands east of the High School site are developed with greenhouses used for growing flowers and vegetables, as well as related offices, and employee residences.

The proposed High School site is bordered to the south by Tennant Avenue. Rural residences and agricultural lands are located south of Tennant Avenue.

2.2 - Project Objectives

The objectives of the proposed project are to:

1. Identify lands within the SEQ Area viable for permanent agriculture.
2. Develop a program that fosters permanent agriculture within the SEQ Area and citywide through land use planning, agricultural preservation policies/programs, and agricultural mitigation.
3. Create an open space/agricultural greenbelt along the southern edge of the City's Sphere of Influence boundary.
4. Establish a new Sports-Recreation-Leisure General Plan land use designation and zoning classification, and implement the new Sports-Recreation-Leisure (SRL) land use designation and zoning district over a portion of the SEQ Area.



Source: NAIP Santa Clara County, CA (2009)



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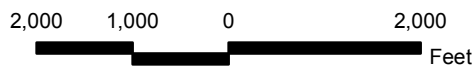


Exhibit 2-8a Photograph Location Key

CITY OF MORGAN HILL
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Photograph 1: Surrounding land use to the east of Southeast Quadrant Area.



Photograph 2: View of El Toro Hill from San Pedro Avenue looking west.



Photograph 3: View of Highway 101 looking west on Fisher Road.



Photograph 4: View of land uses east of Hill Road.

Source: Michael Brandman Associates, 2011.



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Exhibit 2-8b Surrounding Land Uses (1-4)

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